File 13881
File Box 9B
(First Title & Escrow)

# WARRANTY DEED

BOOK 10060 PG 369

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| PAUL G. JENNINGS (NAME) | NEW OWNER (NAME) | MAP 171-3-A |
| 4808 MANASSAS DRIVE (ADDRESS) | (ADDRESS) | PARCEL 38CO |
| BRENTWOOD, TENNESSEE 37027 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARK C. GARVIN AND WIFE, ELIZABETH P. GARVIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL G. JENNINGS AND WIFE, LISA M. JENNINGS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Fredericksburg, Section 1-A of record in Plat Book 7900, page 509, and amended in Book 7900, page 529, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark C. Garvin and wife, Elizabeth P. Garvin by deed from Radnor Homes, Inc. of record in Book 9088, page 24, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 7798, Page 843, Covenants, Conditions and Restrictions in Book 8920, page 65, as amended in Book 9500, page 393, and in Book 9860, page 840, said Register's Office; By-Laws of record in Book 8920, page 45, said Register's office; Corporate Charter of Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 40, said Registers Office;, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved ( X ) property, known as 4808 MANASSAS DRIVE, BRENTWOOD, TENNESSEE 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 21st day of May 19 96

MARK C. GARVIN
By: Mark C Garvin by Elizabeth P Garvin
ELIZABETH P. GARVIN, ATTORNEY-IN-FACT

Elizabeth P Garvin
ELIZABETH P. GARVIN

BOOK 10060 PG 370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZABETH P. GARVIN

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 21st day of May 19 96

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this May 21, 1996, before me personally appeared ELIZABETH P. GARVIN, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of MARK C. GARVIN, and acknowledged that she executed the same as the free act and deed of said MARK C. GARVIN

Witness by hand and official seal at Nashville, Tennessee, this 21st of May, 1996.

NOTARY PUBLIC DEBRA WICKE

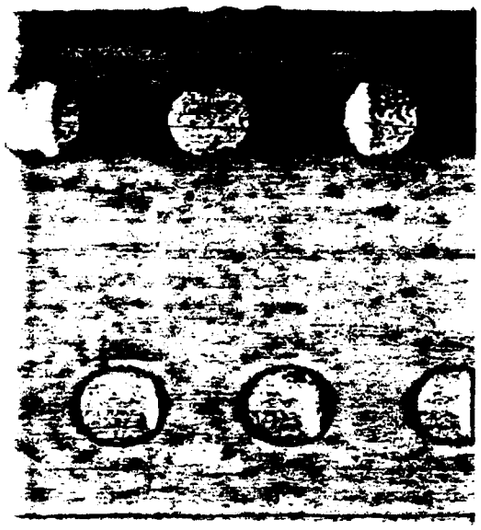
My Commission Expires 6/10/98

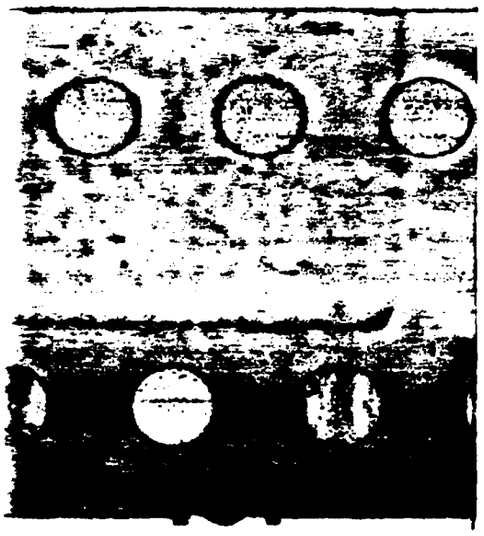


0184953
IDENTIF. + REFERENCE

96 MAY 24 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5111 05/24 0101 03CHECK 822.63





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RCVD# 10060PG371

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 219900.00
CON TX 813.63
PRFEE 1.00
WDEED 8.00
TOTAL 822.63
CHECK 822.63

05/24/96 01 10:34 0001 5111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184953
IDENTIF. ↑ REFERENCE

96 MAY 24 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043035